

N I C H E
— P L A N N I N G —
S T U D I O

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SPIRES ESTATE LOCAL STRUCTURE PLAN

Lots 312 & 313 Fifty Road, Lots 2, 4, 7, 8 Eighty Road and Lot 5 Baldivis Road, Baldivis

It is certified that Amendment 6 to the Spires Estate Local Structure Plan was approved by the Western Australian Planning Commission on 19 April 2022.

Signed for and on behalf of the Western Australian Planning Commission

A handwritten signature in black ink, appearing to read 'Rigali', is written over a horizontal line. The signature is fluid and cursive.

Signed by an officer duly authorised by the Commission pursuant to Section 16 of *the Planning and Development Act 2005* for that purpose.

TABLE OF MODIFICATIONS

Modification	Description	Amendment Type	Endorsed by WAPC
1	Inclusion of Lot 774 Fifty Road, Baldivis into the Structure Plan area and for the purpose of residential development. (BDG Ref: 141028_ Spires Estate Lsp (Part One Only) _Updated to Include Lot 774)	Minor	Does not require WAPC endorsement under Clause 4.2.7 of TPS2
2	Updated POS Schedule within Part Two (relevant to Lots 312 & 313 Fifty Road, Lots 2, 4, 7, 8 Eighty Road, and Lot 5 Baldivis Road, Baldivis).	Minor	Does not require WAPC endorsement under Clause 4.2.7 of TPS2
3	Updated road network, replacing the cul-de-sac with a through road between land coded R40 and the northern portion of the land zoned Commercial and delete the nib road abutting the southernmost area of land between R60 coded land and the public open space reserve.	Minor	Does not require WAPC endorsement under Clause 4.2.7 of TPS2
4	Inclusion of R100 Residential Density Coded land surrounding the Neighbourhood Centre.	Major	3rd February 2017
5	Increase of Density from R40 to R60 Grouped Housing Lot for Amazon Drive and Cnr Nairn Drive and Amazon Drive (Lot within both Phase 1 & Phase 2 LSP).	Minor	19th May 2017
6	Introduction of a Special Use site and increase density of some land from R25 to R40 and R100.	Major	19th April 2022

EXECUTIVE SUMMARY

SPIRES ESTATE LOCAL STRUCTURE PLAN

The Spires Estate Local Structure Plan has been prepared to guide the subdivision and development of some 54.57 hectares of land on Lots 312 & 313 Fifty Road; Lots 2, 4, 7 & 8 Eighty Road and Lot 5 Baldivis Road, Baldivis within the City of Rockingham municipality.

The Structure Plan will create a framework for the future urban subdivision and development of an anticipated 900+ dwellings, which will ultimately house a new community in the vicinity of 2,520+ people and the provision for a Neighbourhood Activity Centre.

Table 1:

ITEM	DATA	LSP REFERENCE
Total Structure Plan Area	54.57	
Area of each land use proposed: <ul style="list-style-type: none">- Residential- Industrial- Commercial	<ul style="list-style-type: none">30.8601.51ha	
Estimated Lot Yield		Part 2 – Section 5.3
Estimated Dwelling Yield		
Estimated Residential Density		
Estimated Population		
Number of High Schools	0	
Number of Primary Schools	0	
Estimated area and number: <ul style="list-style-type: none">- Neighbourhood Parks- Local Parks	<ul style="list-style-type: none">9 sites~5.8ha (98%)~0.133ha (2%)	Part 2 – Section 5.8

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PART ONE: IMPLEMENTATION SECTION

1. PART ONE - IMPLEMENTATION

SPIRES ESTATE LOCAL STRUCTURE PLAN

1.1 STRUCTURE PLAN AREA

This Structure Plan shall apply to Lots 312 and 313 Fifty Road, Lots 2, 4, 7, 8 Eighty Road and Lot 5 Baldivis Road, Baldivis being the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map (**Plan 1**).

The Structure Plan is identified as the *Spires Estate Local Structure Plan*.

1.2 OPERATION

Pursuant to clause 28, Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* ('the Regulations'), this Structure Plan came into effect on the day in which it is approved by the Western Australian Planning Commission and is valid for a period of 10 years from the date of gazettal of the Regulations, being 24 October 2014, unless the period of approval is otherwise extended in accordance with the Regulations.

1.3 STAGING

The development is being staged from east to west, with lots being released based on market demand.

1.4 SUBDIVISION & DEVELOPMENT REQUIREMENTS

1.4.1 Land Use Permissibility

Land use permissibility within the Structure Plan area shall be in accordance with the corresponding Zone under the Scheme, except for the 'Special Use' zone, where the following will apply:

The following uses are permitted, subject to advertising (A):

- Tavern
- Restaurant/café
- Reception Centre
- Brewery

The following uses are permitted providing they are incidental to the primary use (IP):

- Liquor Store Small
- Betting agency

1.4.2 Hazards & Separation Distances

Lots within the 100m Poultry Farm buffer are deemed to be affected by an odour impact as identified in Appendix F of the accompanying Environmental Assessment under **Part Three – Appendix 1**.

This Structure Plan is supported by a Bushfire Hazard Assessment (BFHA) and a Bushfire Management Plan (BMP), contained under **Part Three – Appendix 4**. Any land falling within 100m of a bushfire hazard identified in the BFHA/BMP is designated as a Bushfire Prone Area for the purpose of the Building Code of Australia.

A Pipeline Risk Management Plan is required pursuant to the WAPC's Planning Bulletin 87 '*High Pressure Gas Transmission Pipelines in the Perth Metropolitan Region*' and in accordance with the Environmental Protection Authority's *Ministerial Statement No. 580*. The preparation of a Risk Management Plan will be imposed as a condition of subdivision approval.

1.4.3 Special Use Zone

The following reports are to be prepared and submitted within a Development Application over the 'Special Use' site:

- a) A detailed acoustic assessment be prepared to mitigate any noise generated from the permitted activities and demonstrating compliance with the Environmental Protection (Noise) Regulations.
- b) A Waste Management Plan be prepared as part of a Development Application for the proposed Tavern, detailing the location, size and number of bin stores proposed.

1.5 LOCAL DEVELOPMENT PLANS

Local Development Plans (LDP), are required to be prepared and approved pursuant to clause 47, Schedule 2, of the Regulations in regard to the following:

- a) Lots with rear-loaded garage access;
- b) Lots with direct boundary frontage (primary or secondary) to an area of Public Open Space;
- c) Lots with a direct boundary frontage (primary or secondary) to Fifty Road and Nairn Drive;
- d) Land zoned Commercial;
- e) Land zoned Special Use;
- f) Lots impacted by Nairn Drive and Baldivis Road in respect of noise mitigation; and
- g) Lots coded R40 and R100.

Notes:

With reference to (e), affected lots are identified spatially in Appendix E of the accompanying Acoustic Assessment, under **Part Three – Appendix 9** of the Structure Plan.

With reference to (f), affected lots are identified spatially in Figure 9a and 9b of the accompanying Fire Management Plan, under **Part Three – Appendix 4** of the Structure Plan.

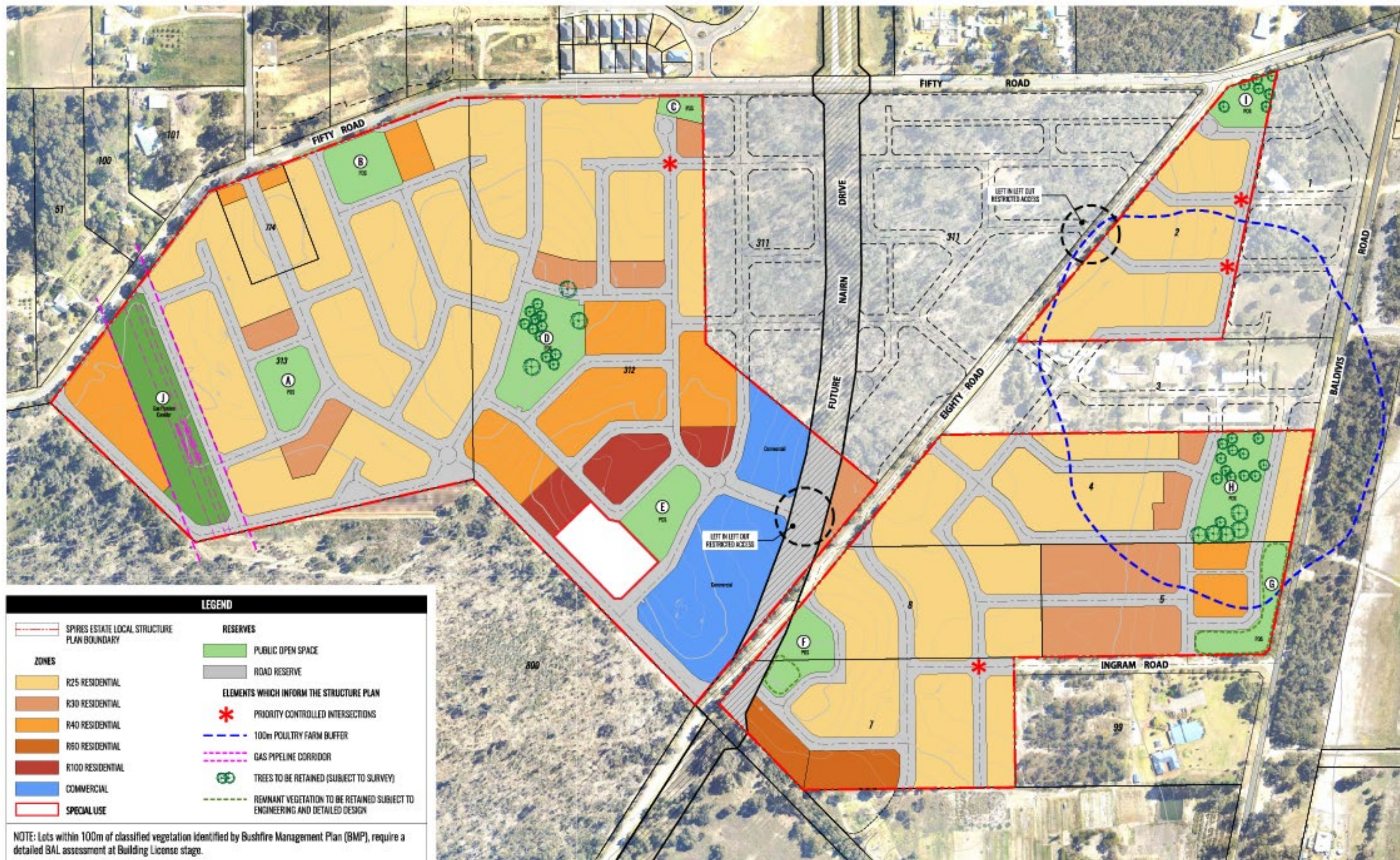
1.6 OTHER REQUIREMENTS

1.6.1 Notifications on Title

In respect of applications for the subdivision of land the Council shall recommend to the Western Australian Planning Commission that a condition be imposed on the grant of subdivision approval for a notification to be placed on the Certificate(s) of Title(s) to advise of the following:

- a) The lot being situated in the vicinity of the Nairn Drive and Baldivis Road, with the potential to be affected by transport noise as identified in the Acoustic Assessment under Part Three – Appendix 9;

- b) Construction standards to achieve higher noise standards in accordance with State Planning Policy 5.4 Road and Rail Transportation Noise and Freight Considerations in Land Use Planning (as amended) as identified in the Acoustic Assessment under Part Three – Appendix 9;
- c) Lots within the 100m Poultry Farm buffer are deemed to be affected by an odour impact as identified in Appendix F of the accompanying Environmental Assessment under Part Three – Appendix 1;
- d) Lots within the 300m buffer of market gardens, as prescribed by the WAPC Planning Bulletin 63 Policy for Dealing with Potential conflicts between Residential Subdivision and Market Gardens in East Wanneroo.
- e) Building setbacks and construction standards required to achieve a Bushfire Attack Level -29 or lower in accordance with Australian Standards (AS3959-2009): Construction of buildings in bushfire prone areas as identified in the Fire Management Plan under Part Three – Appendix 4



LEGEND

SPIRES ESTATE LOCAL STRUCTURE PLAN BOUNDARY

ZONES

- R25 RESIDENTIAL
- R30 RESIDENTIAL
- R40 RESIDENTIAL
- R60 RESIDENTIAL
- R100 RESIDENTIAL
- COMMERCIAL
- SPECIAL USE

RESERVES

- PUBLIC OPEN SPACE
- ROAD RESERVE

ELEMENTS WHICH INFORM THE STRUCTURE PLAN

- PRIORITY CONTROLLED INTERSECTIONS
- 100m POULTRY FARM BUFFER
- GAS PIPELINE CORRIDOR
- TREES TO BE RETAINED (SUBJECT TO SURVEY)
- REMNANT VEGETATION TO BE RETAINED SUBJECT TO ENGINEERING AND DETAILED DESIGN

NOTE: Lots within 100m of classified vegetation identified by Bushfire Management Plan (BMP), require a detailed BAL assessment at Building License stage.

PLAN 1 - SPIRES ESTATE STRUCTURE PLAN (PHASE 2) VARIOUS LOTS, FIFTY AND EIGHTY ROAD, BALDIVIS

Aerial supplied by: N/A
Aerial Date Stamp: 02.06.2021
Survey supplied by: N/A
Plan Number: CARBD-2-001
Revision Number: N/A
Drawn By: Niche Planning Studio
Client: Spires Property Group



0 400 800 1200 1600 2000 2400m
Scale: 1:4000 @ A3 Date Issued: 14.05.2021 ©Niche Planning Studio
This Planning compliance is subject to approval from the Shire of Baldivis and a suitable form of approval will need to be obtained.
All dimensions, areas and calculations are subject to field survey and design before final planning approval.
This plan is for information only and subject to final design and approval. It is not a final plan. The plan has been prepared for information purposes only and should not be used as a basis for any decision on the part of any authority or individual.

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